SOUTH BAYSHORE

1970 CENSUS: POPULATION AND HOUSING

SUMMARY AND ANALYSIS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING FEBRUARY 1973

SUMMARY

1. Between 1940 and 1950 South Bayshore increased in total population, from 19,825 to 51,406. With the postwar decline in the activity of the Naval Shipyard, the population of South Bayshore decreased during the 1950-1960 decade, and continued to decline, but at a slower rate for the 1960-1970 decade. From 1950 to 1960 the South Bayshore lost 13,920 residents and from 1960 to 1970 the community declined by another 7,422. Much of the population loss of the last decade resulted from the removal of temporary war housing units. New developments replacing these units were not begun in time to be reflected in the 1970 Census.

2. In 1970, the black population made up 69 percent (20,586) of the South Bayshore's total population -- by far the greatest concentration of blacks found in any of the City's fifteen planning districts. This compares with the 47 percent black population in 1960. Between 1960 and 1970 there was an overall loss of 10,531 whites and an increase of 3,045 blacks.

3. In 1970, South Bayshore had a high concentration of its population in the school age categories 5-14, and 15-24, comprising 24 and 19 percent of the total population. At the same time, San Francisco had a high concentration of its population in the older categories, 45-64 and 65 and older, comprising 24 and 14 percent respectively.

4. Although forty percent of South Bayshore families earned more than $10,000, the $4,000-5,999 income category comprised the greatest concentration of families.

5. Educational attainment in the South Bayshore generally remained lower than that recorded for San Francisco, and the disparity between the city as a whole and the South Bayshore increased over the decade. In 1960, South Bayshore had 9 percent of its residents with education beyond high school, and by 1970 13 percent. San Francisco, however, had 24 percent with education beyond high school in 1960 and 33 percent in 1970.

6. When compared to San Francisco, the occupations of South Bayshore residents tended to be low in the professional and managerial categories, and high in the categories of service workers and laborers. San Francisco had 18 percent of its work force in professional categories compared to the South Bayshore's 6 percent. Laborers made up 4 percent and service workers 14 percent of San Francisco's work force, compared with the South Bayshore's 10 percent laborers and 22 percent service workers.

7. The number of dwelling units in the South Bayshore has fluctuated as temporary war housing has been removed and replaced with permanent dwellings. During the decade a decline of 1,253 housing units or -12 percent was recorded in South Bayshore. The loss of 1,327 or 24 percent of the housing units in Bayview East reflects the demolitions which took place as part of the Hunters Point Ridge Redevelopment project.

8. Total nonwhite occupancy increased by 1,338 housing units or 29 percent, while renter- and owner-occupied units increased by 937 and 401, or by 65 and 13 percent respectively.

9. Even with the decline in overcrowding during the decade, South Bayshore residents still had a greater overcrowding rate than San Francisco as a whole. In 1960, residents of South Bayshore recorded 18 percent of its occupied housing units with 1.01 or more persons per room, and in 1970, South Bayshore had 24 percent of its occupied housing units with 1.01 or more persons per room.

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Purpose and Scope of Report

This report deals with census information for the South Bayshore area of San Francisco. Differences and similarities between the city and South Bayshore over a decade give an indication of changes taking place in the area and in the city as well. This report considers general population, housing and economic characteristics, and inferences are made about the data when applicable.

The South Bayshore is defined as that area south of Army Street and east of James Lick Freeway -- the southeast corner of the city. Although the district is large, 3,139 acres, the residential area covers only 532 acres.

Data Limitations

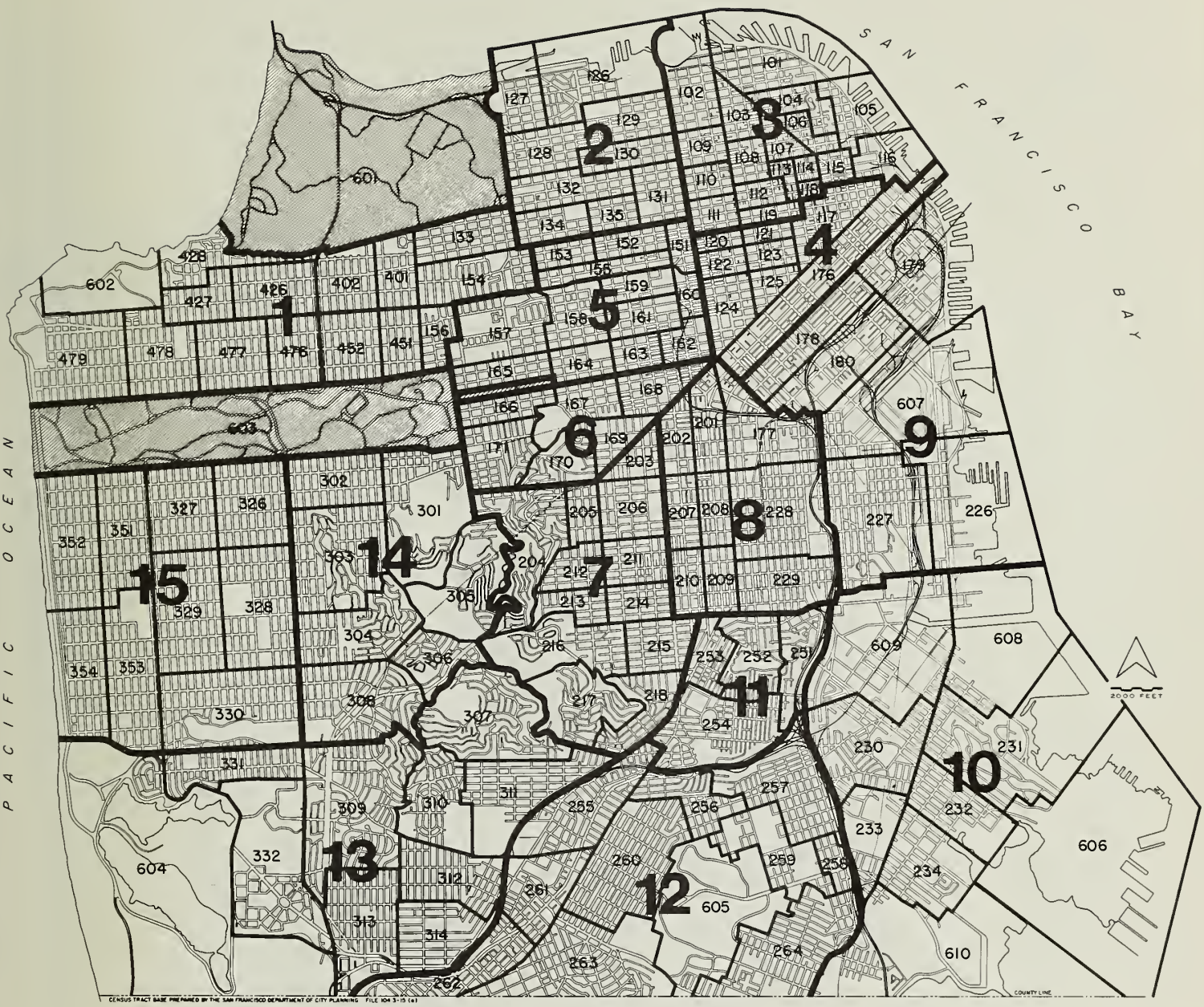
Census information may include some inaccuracies. Some minority members believe that they were not counted in the 1970 Census. Research would indicate that some of their concerns are not without foundation. It should also be noted that substantial losses of population and housing units occurred in the South Bayshore during the last decade as the result of redevelopment actions which removed temporary war housing. New construction replacing this housing was begun after the census took place. Trends in population decline may be misleading for this reason. However, despite some possible inaccuracies, the Census provides the most reliable available data related to population and housing characteristics. It

also provides an important basis for policies and programs designed to solve existing urban problems and to avoid others.

Introduction

The original purpose of the Census was to insure adequate representation of the people by Congress. Today, the Census contains more than a mere count of people: it includes information about the racial and ethnic characteristics of the population, its age, sex, education, income, occupation, household and family characteristics. It also includes data on housing, including rents and types of structures. A basic role of the Planning Department is the compiling and analyzing of census data for decision-makers -- residents as well as elected and appointed officials -- in order to aid them in the planning process, in policy formation and in developing programs concerning the public welfare. Only by obtaining such basic information about the people can decision-makers in government and in the community make rational judgments as to community needs. The present census data report updates previous data concerning the South Bayshore community for the 1960-1970 decade.

Between 1960 and 1970 census tract definitions were changed from L4, L5A and L5B to 230-234, 606, 608-610. The report, in evaluating changes over the last decade, generally combines the smaller 1970 census tracts, so that these totals may be compared with the larger 1960 tracts. For ease, the text refers to the area west of Third Street as Bayview West, to the area east of Third Street and north of Wallace as Bayview East, and to the



PLANNING DISTRICTS – 1970 CENSUS TRACTS

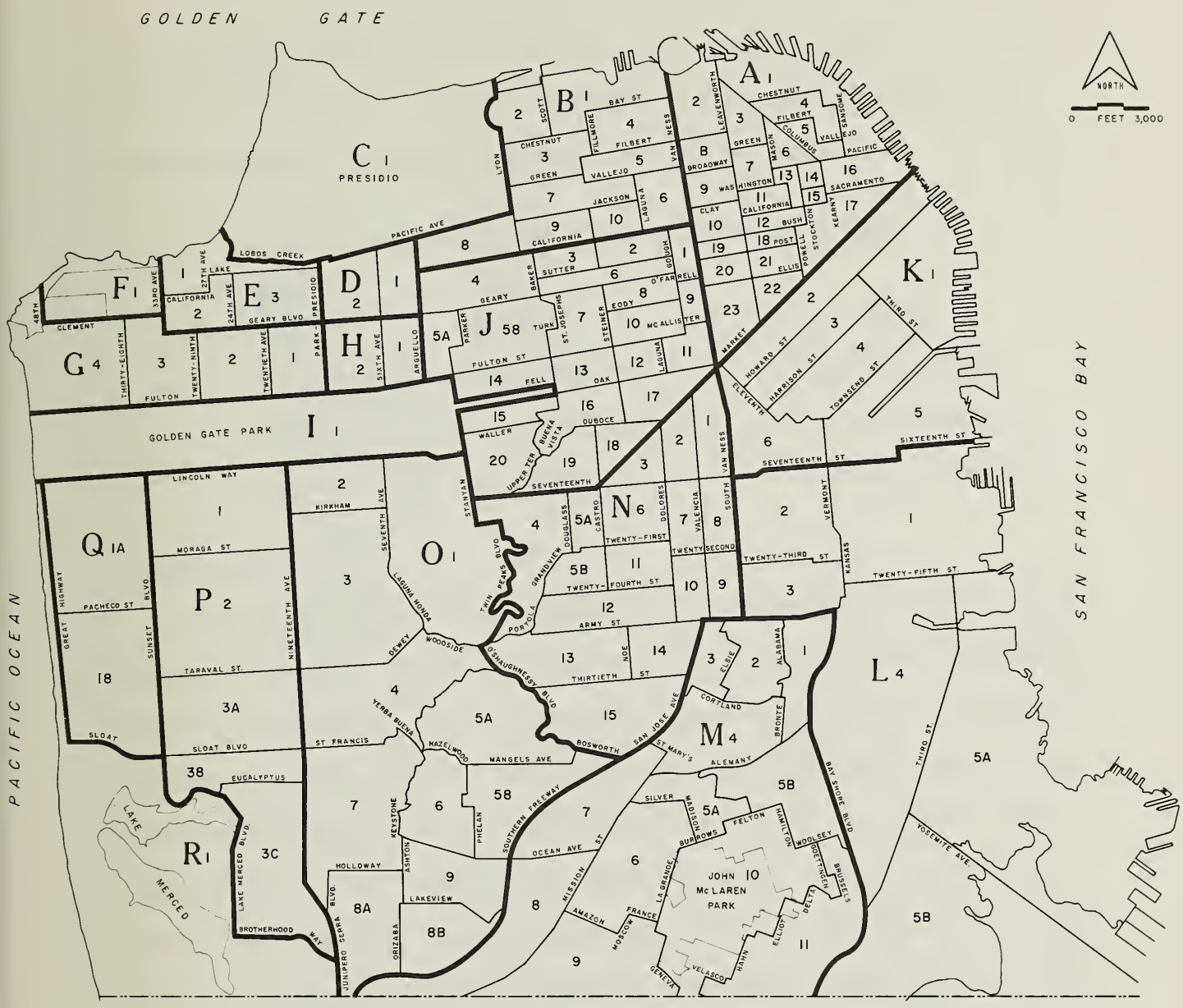
PLANNING DISTRICTS

1. RICHMOND
2. MARINA
3. NORTHEAST
4. DOWNTOWN
5. WESTERN ADDITION
6. BUENA VISTA
7. CENTRAL
8. MISSION
9. SOUTH OF MARKET
10. SOUTH BAYSHORE
11. BERNAL HEIGHTS
12. SOUTH CENTRAL
13. INGLESIDE
14. INNER SUNSET
15. OUTER SUNSET

203 CENSUS TRACTS

SPECIAL AREAS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING



1960 CENSUS TRACTS

SAN FRANCISCO DEPARTMENT OF CITY PLANNING

Bret Harte neighborhood east of Third Street and south of Wallace as Bayview South. Hunters Point and Butchertown Redevelopment projects are located in Bayview East.

1960 AND 1970 CENSUS TRACT COMPARISONS

1960 Tracts		1970 Tracts		Text
L4	=	230, 233, and 609	=	Bayview West
L5A	=	231, 232, 606 and 608	=	Bayview East
L5B	=	234 and 610	=	Bayview South

Population

Prior to 1940, South Bayshore experienced a slow, steady rate of growth. During World War II, however, the community became a satellite of the Naval Shipyard, and the population increased from 19,825 to 51,406 between 1940 and 1950. With the postwar decline in activity at the Naval Shipyard, the population of South Bayshore decreased radically during the 1950-1960 decade. There was also a loss of population, at a slower rate, during the 1960-1970 decade. From 1950 to 1960 the South Bayshore community lost 13,920 residents, and from 1960 to 1970 the community declined in total population by another 7,422 persons.

The distribution of population in South Bayshore has changed considerably over the past decade. In 1960 the population was concentrated in Bayview East, adjacent to the Naval Shipyard. By 1970 Bayview East had declined in population from the 1960 total of 21, 931 to 14,907. As a result, Bayview West

TABLE 1

SOUTH BAYSHORE
POPULATION DENSITY PER NET AND RESIDENTIAL ACRE 1960-70

	Total Net Acres*	Total Population	Density Per Net Acre	Total Residential Acres	Density Per Residential Acre
1970					
San Francisco	22,601.00	715,674	31.67	9,037.00	79.19
South Bayshore	3,188.77	30,064	9.43	532.23	56.49
Tract L4--Bayview West	738.92	9,918	13.42	164.31	60.36
Tract L5A--Bayview East	1,670.23	14,907	8.93	258.19	57.74
Tract L5B--Bayview South	779.62	5,239	6.72	109.73	47.74
1960					
San Francisco	22,601.00	740,310	32.75	9,037.00	81.92
South Bayshore	3,138.77	37,486	11.94	532.23	70.43
Tract L4--Bayview West	738.92	10,724	14.51	164.31	65.27
Tract L5A--Bayview East	1,620.23	21,931	13.54	258.19	84.94
Tract L5B--Bayview South	779.62	4,831	6.19	109.73	44.03

*gross area less streets

Sources: 1960 and 1970 United States Census
The Use of Land in San Francisco, San Francisco Department of City Planning, October, 1964

became the most populous, although it too declined in total population.

Race

In 1970, the black population of the South Bayshore, 20,586, represented 69 percent of the total population in the area, by far the greatest concentration of blacks found in any of the Planning Department's fifteen planning districts. By comparison, the black population living in the Western Addition represented 49 percent of the total population in that district. In South Bayshore whites and other population* numbered 7,430 and 2,048, or 25 percent and 6 percent respectively. The black population of South Bayshore was located predominantly in tracts 231 and 609, where they comprised 90 and 86 percent of total tract population. In 1970, 21 percent of all blacks in San Francisco lived in South Bayshore.

San Francisco and South Bayshore both reflect national trends concerning the composition of nonwhites in central cities. In San Francisco, the black population increased 29 percent or 21,695 during the past decade. Other population* increased 76 percent or 46,880. At the same time, the white population of San Francisco declined 15 percent or 93,217. Whites leave the city for the amenities of the suburbs while blacks and other nonwhites remain in the central city increasing their numbers through migration and natural increase.

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*Other population equals total population minus blacks and whites.

The South Bayshore reflected the same trend: there was a marked decline in its white population and an increase in its black population. Whites declined 59 percent or 10,531, while blacks increased by almost 17 percent or 3,045. Bayview East had the greatest single loss in total population as well as the greatest loss in its white population, -64 percent. There was also a loss of 18 percent in total black population in Bayview East. The loss in total black population is related to the decline in housing units and the decline in total population, thus the loss of black population is neither unexpected nor contradicts national trends concerning blacks and the central city. Bayview West and South had declines in white population of 54 and 59 percent, respectively. Black population increased 148 percent in Bayview west and 222 percent in Bayview South.

Between 1960 and 1970 San Francisco's black population has become more concentrated in defined geographic areas of the city. This phenomenon often aids in creating values and philosophies different from those held by the rest of the city. South Bayshore appears to be an example of this phenomenon. Also, the physical isolation of the community makes assimilation of its inhabitants into the mainstream of city life more difficult. Reasons for nonassimilation by nonwhites are not entirely associated with economic factors, such as differential incomes of ethnic and racial groups. Nor is it entirely explained by variations in housing costs between areas of the city. Much has to do with the desirability of an area to other

TABLE 2

SOUTH BAYSHORE
NUMBER AND PERCENT OF POPULATION BY RACE 1960-1970

	Total		White		Black		Other	
	Number	%	Number	%	Number	%	Number	%
1970								
San Francisco	715,674	100	511,186	71	96,078	14	108,410	15
South Bayshore	30,064	100	7,430	25	20,586	69	2,048	6
Tract L4--Bayview West	9,918	100	3,645	37	5,535	56	738	7
Tract L5A--Bayview East	14,907	100	2,347	16	11,637	78	923	6
Tract L5B--Bayview South	5,239	100	1,438	27	3,414	65	387	8
1960								
San Francisco	740,310	100	604,403	82	74,383	10	61,530	8
South Bayshore	37,486	100	17,961	48	17,541	47	1,984	5
Tract L4--Bayview West	10,724	100	7,917	74	2,234	21	573	5
Tract L5A--Bayview East	21,931	100	6,494	30	14,248	65	1,189	5
Tract L5B--Bayview South	4,831	100	3,550	73	1,059	22	222	5
1960-1970 Increase/Decline								
San Francisco	-24,636	-3	-93,217	-15	+21,695	+29	+46,880	+76
South Bayshore	-7,422	-20	-10,531	-59	+3,045	+17	+64	+3
Tract L4--Bayview West	-806	-8	-4,272	-54	+3,301	+148	+165	+29
Tract L5A--Bayview East	-7,024	-32	-4,147	-64	-2,611	-18	-266	-22
Tract L5B--Bayview South	+408	+8	-2,112	-59	+2,355	+222	+165	+74

Source: 1960 and 1970 United States Census

TABLE 3

SOUTH BAYSHORE PERCENT DISTRIBUTION
OF POPULATION BY RACE
BY CENSUS TRACT, 1970

Tract	Black %	"Other" %	White %
230	55	37	8
231	90	6	4
232	80	13	7
233	80	14	6
234	82	13	5
606	8	77	15
608	83	14	3
609	86	14	-
610	27	60	13

Source: 1970 United States Census

TABLE 4

NUMBER AND PERCENT OF BLACK POPULATION
IN SAN FRANCISCO BY PLANNING DISTRICT - 1960-1970

	Planning District	1960 Black Population		1970 Black Population	
		Number	%*	Number	%*
1.	Richmond	3,469	5	3,577	4
2.	Marina	1,539	2	838	-
3.	Northeast	701	-	822	1
4.	Downtown	321	-	1,278	1
5.	Western Addition	23,989	32	23,234	24
6.	Buena Vista	6,745	9	11,975	12
7.	Central	283	-	1,383	1
8.	Mission	1,578	2	2,713	3
9.	South of Market	5,811	8	5,212	5
10.	South Bayshore	17,541	24	20,586	21
11.	Bernal Heights	1,406	2	2,851	3
12.	South Central	2,686	4	6,875	7
13.	Ingleside	7,570	10	12,596	13
14.	Inner Sunset	274	-	875	1
15.	Outer Sunset	109	-	637	1
	Military Property	361	-	626	1
	San Francisco	74,383	100	96,078	100

*Percents do not total 100 due to rounding.

Source: 1960 and 1970 United States Census

racial and ethnic groups. In the South Bayshore, the location of blacks decreases the desirability of the area for members of other racial and ethnic groups. As blacks locate in the area, the desirability of the area for members of other groups to move into the area decreases, and the desirability of the area for resident nonblacks decreases and thus they tend to move away.

Age

The South Bayshore has a young population. In 1970, South Bayshore's highest concentration was in the age categories 5-14 and 15-24, comprising respectively 24 and 19 percent of total population. The categories under 5, 25-34, and 35-44 each comprised 10 percent of total population. San Francisco, in 1970, had its highest concentration in the age category 15-24, comprising 17 percent of the total population. Reasons for this high concentration in the 15-24 age category are attributed to children born between 1946 and 1955, the post-war baby crop, and to the attraction that San Francisco has for many young job-seekers searching for the urban life style. In the South Bayshore, the reasons for a high concentration in the 5-14 and 15-24 age category stem from a high birth rate among blacks. The decline during the previous decade in the 25-34 and 35-44 age category of 28 and 39 percent respectively, reflects the migration of whites from South Bayshore, the low birth rates of whites in the central city, and the low birth rate recorded during the depression and war years.

TABLE 5

SOUTH BAYSHORE
PERCENT OF POPULATION BY AGE - 1960-1970

	Total Population	Under 5	5-14	15-24	25-34	35-44	45-54	55-64	65 and Over
1970									
San Francisco	715,674	6	13	17	15	11	12	12	14
South Bayshore	30,064	10	24	19	10	10	11	9	7
Tract L4--Bayview West	9,918	8	19	17	10	11	14	12	10
Tract L5A--Bayview East	14,907	12	27	20	11	9	10	7	4
Tract L5B--Bayview South	5,239	9	25	18	10	10	10	10	8
1960									
San Francisco	740,316	8	13	12	13	14	14	13	13
South Bayshore	37,486	15	24	13	13	14	10	6	5
Tract L4--Bayview West	10,724	10	20	13	11	15	15	9	8
Tract L5A--Bayview East	21,931	18	27	13	14	13	8	4	3
Tract L5B--Bayview South	4,831	13	21	10	12	15	13	8	7

Source: 1960 and 1970 United States Census.

The 65-and-over and the 55-64 age categories recorded the greatest increase: 21 and 8 percent respectively. Increases in these age categories reflect improved health care leading to higher survival rates.

Sex

In 1970, males equaled 14,391 or 48 percent of the total population in South Bayshore, while females comprised 15,673 or 52 percent of the total population. Over the decade, the male population declined 12 percent or 4,911 of the total population, and total female population declined 3,941 or 16 percent. The greatest decline for males was in the 35-44 and 5-14 age category, 4 and 6 percent declines. The greatest decline for females was in the under 5 and 35-44 age category, 6 and 5 percent respectively. The numerical prependerance of females to males relates directly to the higher survival rate in females. Over the decade, females increased by 315, or 33 percent, in the 65-and-over age category, while males recorded nominal increases.

Household and Family Size

All persons enumerated in the Census are classified as living in households or group quarters*. All those persons occupying a single housing unit are referred to as a household. Household population consists of a "head", other relative of the head, and non-relative(s) of the head. Household heads

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*Hospitals, institutions, etc., other quarters shared by six or more unrelated persons.

TABLE 6

AGE AND SEX OF SAN FRANCISCO'S POPULATION, 1970

Age Group	%	345,680 Male	Female 369,994	%
65 and Over	6	xxxxxx	xxxxxxxx	8
55-64	11	xxxxxxxxxxx	xxxxxxxxxxxxx	13
45-54	6	xxxxxx	xxxxxx	6
35-44	8	xxxxxxxx	xxxxxxx	7
25-34	5	xxxxx	xxxxxx	6
15-24	3	xxx	xxxx	4
5-14	6	xxxxxx	xxxxxx	6
Under 5	3	xxx	xxx	3

AGE AND SEX OF SOUTH BAYSHORE'S POPULATION, 1970

Age Group	%	14,391 Male	Female 15,673	%
65 and Over	3	xxx	xxxx	4
55-64	4	xxxx	xxxxx	5
45-54	5	xxxxx	xxxxxx	6
35-44	4	xxxx	xxxxxx	6
25-34	5	xxxxx	xxxxxx	6
15-24	9	xxxxxxxxx	xxxxxxxxxxx	11
5-14	12	xxxxxxxxxxxx	xxxxxxxxxxxx	12
Under 5	5	xxxxx	xxxxx	5

AGE AND SEX OF SOUTH BAYSHORE'S POPULATION, 1960

Age Group	%	18,421 Male	Female 19,074	%
65 and Over	2	xx	xxx	3
55-64	3	xxx	xxx	3
45-54	6	xxxxxx	xxxxx	5
35-44	6	xxxxxx	xxxxxxx	7
25-34	6	xxxxxx	xxxxxxx	7
15-24	6	xxxxxx	xxxxxxx	7
5-14	12	xxxxxxxxxxxx	xxxxxxxxxxxx	12
Under 5	8	xxxxxxxx	xxxxxxx	7

Source: 1960 and 1970 United States Census.

include both heads of families and primary individuals. A primary individual is a household head living alone or with nonrelatives. A family is defined as two or more persons related by blood, marriage, or adoption living in the same household. Thus, the number of families equals the number of households minus the number of primary individuals.

The average number of persons per household in the South Bayshore decreased from 3.6 in 1960 to 3.4 in 1970. During the same period, San Francisco's average number of persons per household changed from 2.4 to 2.3. Despite the decline, South Bayshore had a higher average number of persons per household than San Francisco as a whole.

In average number of persons per family, San Francisco remained constant during the decade at 3.2, while the South Bayshore showed an increase from 4.1 to 4.2. Bayview East declined in average persons per family from 4.5 to 4.2. However, Bayview West and South had increases from 3.8 to 4.1 and from 4.0 to 4.4.

TABLE 7

AVERAGE NUMBER OF PERSONS PER HOUSEHOLD AND FAMILY

	Households		Families	
	1960	1970	1960	1970
San Francisco	2.4	2.3	3.2	3.2
South Bayshore	3.6	3.4	4.1	4.2
Bayview West	3.4	3.3	3.8	4.1
Bayview East	4.0	3.3	4.5	4.2
Bayview South	3.5	3.5	4.0	4.4

Source: 1960 and 1970 United States Census.

A decline in the average number of persons per household is explained by a greater proportional decline in the total population than the decline in the number of households. An increase in the average number of persons per family is explained by the decline in total families along with an increase in family population. This is consistent with previously presented data concerning the population decline in the South Bayshore. As white families leave the South Bayshore, black families, having a higher birth rate and larger families, remain.

Total households in the South Bayshore declined 13 percent or by 1,261. Total families declined by 1,749 or 20 percent. The 46 percent or 488 numerical increase in primary individuals could not absorb the 1,261 decline in total households to keep the average number of persons per household constant.

Employment Status

In 1970, South Bayshore recorded an 11 percent unemployment rate for males, 4 percent higher than the rate for San Francisco. All tracts in South Bayshore recorded in the 1970 Census had higher unemployed rates than San Francisco as a whole. Bayview West's male unemployment rate was 8 percent, while Bayview East and South each had a 13 percent male unemployment rate.

Investigation of the 1960 Census documents the fact that male employment status of South Bayshore residents has become an even more acute problem over the past decade.

TABLE 8

SOUTH BAYSHORE EMPLOYMENT STATUS, MALE, 1960-1970

	Total Male Population	Number of Male Pop. in Labor Force	Percent of Male Pop. in Labor Force	Number of Male Pop. in Labor Force Unemployed	Percent of Male Pop. in Labor Force Unemployed
1970					
San Francisco	273,544	200,058	73	13,838	7
South Bayshore	8,810	6,446	73	705	11
Tract L4--Bayview West	3,431	2,541	74	201	8
Tract L5A--Bayview East	3,948	2,954	75	385	13
Tract L5B--Bayview South	1,431	951	66	119	13
1960					
San Francisco	287,720	226,280	79	14,129	6
South Bayshore	11,261	8,881	79	779	9
Tract L4--Bayview West	3,705	2,898	78	183	6
Tract L5A--Bayview East	5,945	4,751	80	469	10
Tract L5B--Bayview South	1,611	1,232	76	127	10

Note: The 1970 Census uses a different age measurement for total male and female labor force than was used in 1960. The 1960 Census calculated all persons 16 years of age and over as the labor force. The labor force calculated in 1970 includes all persons 14 years of age and over.

Source: 1960-1970 United States Census

TABLE 9

SOUTH BAYSHORE EMPLOYMENT STATUS, FEMALE, 1960-1970

1970	Total Female Population	No. of Females in Labor Force	% of Female Population in Labor Force	No. of Females in Labor Force Unemployed	% of Female Population in Labor Force Unemployed
San Francisco	299,817	151,111	50%	7,926	5%
South Bayshore	10,283	4,498	44	450	10
Tract L4--Bayview West	3,788	1,823	48	90	5
Tract L5A--Bayview East	4,754	1,894	40	217	11
Tract L5B--Bayview South	1,741	781	45	143	18
1960					
San Francisco	303,452	141,722	47	7,573	5
South Bayshore	12,122	4,373	36	377	9
Tract L4--Bayview West	3,988	1,483	37	72	5
Tract L5A--Bayview East	6,475	2,254	35	261	12
Tract L5B--Bayview South	1,659	636	38	44	7

Note: The 1970 Census uses a different age measurement for total male and female labor force than was used in 1960. The 1960 Census calculated all persons 16 years of age and over as the labor force. The labor force calculated in 1970 includes all persons 14 years of age and over.

Source: 1960 and 1970 United States Census.

While the City female unemployment rate was 3 percent in the 1970 Census, South Bayshore had a 5 percent female unemployment rate. In 1960, South Bayshore recorded a 9 percent female unemployment rate, while San Francisco had a 5 percent female unemployment rate.

Income

In 1970, the majority of South Bayshore families earned less than $10,000. Only 40 percent of all families in South Bayshore earned $10,000 or more. In 1960, the $4,000 to $5,999 income category comprised the greatest concentration of families. Higher incomes reflect the inflation of the dollar. South Bayshore families today earn more than they did in 1960; however, their relative position with other income categories probably has not changed.

Education

Although the educational attainment of South Bayshore residents remained lower than that recorded for San Francisco, South Bayshore showed a significant improvement over the previous decade. In the South Bayshore, high school graduates increased among those residents 25 years and older from 20 percent in 1960 to 28 percent in 1970. Twenty-nine percent of San Francisco's 25 years and older population had a high school education in 1970,and 27 percent in 1960.

Although there was an increase in educational attainment beyond high school over the decade, South Bayshore's comparative position to San Francisco declined. In 1960, South Bayshore had

TABLE 10

SOUTH BAYSHORE FAMILY INCOME BY NUMBER AND PERCENT, 1960-1970

	All Families No.	Under $1,000 %	$1,000-$3,999 %	$4,000-$5,999 %	$6,000-$7,999 %	$8,000-$9,999 %	$10,000 and Over %
1970							
San Francisco	165,342	3	11	9	12	12	53
South Bayshore	7,156	6	17	12	13	12	40
Tract L4--Bayview West	2,531	3	6	9	12	12	55
Tract L5A--Bayview East	3,450	7	24	15	14	11	29
Tract L5B--Bayview South	1,175	9	19	11	11	12	39
1960							
San Francisco	182,027	3	18	21	21	14	23
South Bayshore	8,854	4	24	29	20	12	10
Tract L4--Bayview West	2,772	2	16	25	25	15	17
Tract L5ABayview East	4,846	6	31	32	16	9	5
Tract L5B--Bayview South	1,236	2	17	28	26	17	10

Source: 1960 and 1970 United States Census.

TABLE 11

SOUTH BAYSHORE
YEARS OF SCHOOL COMPLETED BY PERCENT 1960-1970

	None	1-4 yrs	5-7 yrs	8 yrs	9-11 yrs	12 yrs	13-15 yrs	16+ yrs	Total persons 25 yrs & over
1970									
San Francisco	3	4	8	9	15	29	16	17	458,831
South Bayshore	2	6	14	11	25	28	9	4	14,115
Tract L4 -- Bayview West	2	7	12	13	22	30	10	5	5,641
Tract L5A -- Bayview East	2	6	15	10	28	29	7	4	6,105
Tract L5B -- Bayview South	2	6	20	8	26	24	11	3	2,301
1960									
San Francisco	3	4	9	14	18	27	13	11	491,732
South Bayshore	3	10	17	16	25	20	6	3	17,802
Tract L4 -- Bayview West	3	12	16	16	21	22	6	3	6,100
Tract L5A -- Bayview East	3	9	19	15	27	18	6	3	9,118
Tract L5B -- Bayview South	2	10	13	15	27	24	5	3	2,584

Source: 1960-1970 United States Census

9 percent of its residents with education beyond high school, and by 1970 the Census recorded 13 percent. San Francisco had 24 percent with education beyond high school in 1960 and 33 percent in 1970. The disparity between San Francisco and South Bayshore had increased over the decade by 5 percent.

Occupation

Low educational attainment, employment status, and income are reflected in the occupations of South Bayshore residents. In 1970, the greatest concentration of South Bayshore residents was in the clerical field, 25 percent. San Francisco also recorded its highest concentration of workers in the clerical field. However, unlike South Bayshore, San Francisco recorded 18 percent of its total occupation in the professional ranks, compared to the South Bayshore's 6 percent. A concentration of 22 percent of the labor force was classified as service workers, while the San Francisco proportion was 14 percent.

Housing

During the previous decade a decline of 1,253 housing units* or -12 percent was recorded in South Bayshore. In 1970, the

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*"Housing units comprise houses, apartments, groups of rooms or single rooms, which are occupied, or vacant but intended for occupancy, as separate living quarters. Specifically, there is a housing unit when the occupants live and eat separately from any other persons in the structure and there is either (1) direct access to the unit from the outside or through a common hall, or (2) in 1960, a kitchen or cooking equipment for the occupants' exclusive use; in 1970, complete kitchen facilities, for the occupants' exclusive use. ...complete kitchen facilities, defined as including a sink with piped water, a range or cook stove (excluding portable cooking equipment) and a refrigerator (excluding ice boxes)." 1970 Census Users' Guide Part 1, U.S. Department of Commerce, Bureau of the Census.

TABLE 12

SOUTH BAYSHORE OCCUPATIONS BY PERCENT

	1970				1960			
	San Francisco		South Bayshore		San Francisco		South Bayshore	
Total Employed	318,311	100%	9,317	100%	331,156	100%	11,369	100%
Professional & Technical		18		6		12		4
Managers, Administrators & Proprietors		8		3		9		3
Sales Workers		7		3		8		3
Clerical		29		25		24		15
Craftsmen & Foremen		8		12		10		13
Operatives & Transport, Equipment Operatives		10		17		12		22
Laborers		4		10		4		14
Service Workers		14		22		12		16
Private Household Workers		2		2		2		4
Occupations not Reported		*		*		7		6

*Not a category in 1970.

Source: 1960 and 1970 United States Census.

housing supply in the South Bayshore made up 3 percent of all housing units in San Francisco. The decline in the housing stock coincides with the area's 20 percent loss in total population for the period. In both Bayview West and Bayview South there were nominal additions to the housing supply, while the loss of 1,327 or 24 percent of the housing units in Bayview East is the cause of the 12 percent or 1,253 unit decline in total housing supply for the South Bayshore overall.

Reasons for such losses stem not only from the economic factors associated with the loss of the Naval Shipyard as a major shipbuilder, but also from the extensive redevelopment program under way in South Bayshore. The South Bayshore Plan called for the replacement of those housing units removed by redevelopment with low- and moderate-income housing. The addition of low- and moderate-income housing to total supply may not alter the racial composition of South Bayshore. It will, however, provide the opportunity for people presently in the area and for people moving to the area to reside in sound and adequate housing.

Tenure

In both 1960 and 1970 Censuses, the majority of residents in South Bayshore rented their housing units. The 1960 Census listed 42 percent of all housing units as owner-occupied and 55 percent as renter-occupied. In 1970, there were 3,967 or 44 percent of all housing units listed as owner-occupied and

4,634 or 52 percent listed as renter-occupied units.* This was a 7 percent or 290 unit decline in owner-occupied units and a 17 percent or 971 unit decline in renter-occupied units. The removal of temporary World War II housing explains much of the housing loss recorded in the South Bayshore over the decade. Some of the reported loss in housing stock does not correlate with other dwelling counts for the district. This fact gives some support for the allegations that there were undercounting errors in the data.

As the white population of South Bayshore declined, nonwhite population increased through emigration and natural increase. Total nonwhite occupancy increased by 1,338 housing units or 29 percent, while renter- and owner-occupied housing units increased by 937 and 401, or by 65 and 13 percent, respectively. Bayview West recorded the greatest nonwhite occupancy increase of 1,045 nonwhite-occupied housing units. Bayview West also recorded the greatest increase in nonwhite ownership in South Bayshore, 586. At the same time, the greatest percentage increase in renter-occupied housing units occurred in Bayview South with an increase of 444 housing units.

During the decade, the vacancy-for-sale rate dropped from 1.6 percent to .6 percent. During the same period, the rental vacancy rate in South Bayshore declined from 4.3 to 4.0.

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*In 1960, 3 percent and in 1970 4 percent of the housing in South Bayshore were classified as vacant.

TABLE 13

SOUTH BAYSHORE
NUMBER AND PERCENT OF HOUSING UNITS BY TENURE 1960-1970

	All Housing Units		Owner Occupied		Renter Occupied		Other*	
	#	%	#	%	#	%	#	%
1970								
San Francisco	310,402	100	97,036	31	198,138	64	15,228	5
South Bayshore	8,971	100	3,967	44	4,634	52	370	4
Tract L4--Bayview West	3,178	100	2,004	63	1,074	34	100	3
Tract L5A--Bayview East	4,298	100	1,186	28	2,896	67	216	5
Tract L5B--Bayview South	1,495	100	777	52	664	44	54	4
1960								
San Francisco	310,559	100	102,182	33	189,793	61	18,584	6
South Bayshore	10,224	100	4,257	42	5,605	55	362	4
Tract L4--Bayview West	3,175	100	2,101	66	1,019	32	55	2
Tract L5A--Bayview East	5,625	100	1,383	25	3,974	71	268	5
Tract L5B--Bayview South	1,424	100	773	54	612	43	39	3
1960-70 Increase/Decrease								
San Francisco	-157	--	-5,146	-5	+8,345	+4	-3,356	-18
South Bayshore	-1,253	-12	-290	-7	-971	-17	+8	+2
Tract L4--Bayview West	+3	--	-97	-5	+55	+5	+45	+82
Tract L5A--Bayview East	-1,327	-24	-197	-14	-1,078	-27	-52	-19
Tract L5B--Bayview South	+71	+5	+4	--	+52	+8	+15	+38

*Total units in this table include all occupied and vacant year-round housing units plus vacant seasonal and migratory units. All vacant units (year-round, seasonal and migratory) are included under "Other".

Source: 1960 and 1970 United States Census

TABLE 14

SOUTH BAYSHORE
NUMBER AND PERCENT OF NONWHITE OCCUPIED HOUSING UNITS
1960-1970

	Total Occupied Housing Units		Total Nonwhite Occupancy		Nonwhite Owner Occupied		Nonwhite Renter Occupied	
	Number	%	Number	%	Number	%	Number	%
1970								
San Francisco	295,174	100	64,857	22	18,323	6	46,534	16
South Bayshore	8,601	100	5,890	68	2,386	28	3,504	41
Tract L4--Bayview West	3,078	100	1,721	56	1,058	34	663	22
Tract L5A--Bayview East	4,082	100	3,243	79	929	23	2,314	57
Tract L5B--Bayview South	1,441	100	926	64	399	28	527	37
1960								
San Francisco	291,975	100	41,724	14	10,430	4	31,294	11
South Bayshore	9,862	100	4,552	46	1,449	15	3,103	31
Tract L4--Bayview West	3,120	100	676	22	472	15	204	7
Tract L5A--Bayview East	5,357	100	3,562	66	746	14	2,816	53
Tract L5B--Bayview South	1,385	100	314	23	231	17	83	6
Increase/Decrease								
San Francisco	+3,199	+1	+23,133	+55	+7,893	+76	+15,240	+49
South Bayshore	-1,261	-13	+1,338	+29	+937	+65	+401	+13
Tract L4--Bayview West	-42	-1	+1,045	+154	+586	+124	+459	+225
Tract L5A--Bayview East	-1,275	-24	-319	-9	+183	+25	-502	-18
Tract L5B--Bauview South	+56	+4	+612	+195	+168	+73	+444	+534

Source: 1960 and 1970 United States Census.

TABLE 15

VACANCY RATE FOR HOMEOWNERS
AND RENTAL HOUSING INVENTORY

	For Sale Vacancy Rate 1970	1960	For Rent Vacancy Rate 1970	1960
San Francisco	.7%	.7%	4.7%	6.6%
South Bayshore	1.1	.7	4.0	4.3
Bayview West	1.8	.3	2.1	1.8
Bayview East	.6	1.6	3.3	5.1
Bayview South	1.4	--	5.8	3.2

Source: 1960 and 1970 United States Census.

TABLE 16

NUMBER OF UNITS FOR SALE AND FOR RENT
1960-1970

	Vacant for Sale 1970	Inc./Dec. 1960-70	Vacant for Rent 1970	Inc./Dec. 1960-70
San Francisco	720	-21%	9,885	-37%
South Bayshore	47	+52	198	-22
Bayview West	23	+175	15	-21
Bayview East	14	-39	89	-58
Bayview South	11	--	7	-67

Source: 1960 and 1970 United States Census

Rent

In 1970, the median gross rent of dwelling units in San Francisco was $135, while median rent in South Bayshore was $89. In 1960, most residents in South Bayshore paid rents ranging from $40 to $79, but by 1970 the vast majority of residents paid

up to $149 per month rent. In 1960, residents of South Bayshore paid a median rent of $51, while the median rent for San Francisco was $73. Thus, over the last decade, residents of South Bayshore observed a 20 percent increase in median rent. There are many reasons for the increase in rent for the South Bayshore resident: inflation, limited building activity, and the lack of additions to the total supply of housing are all factors related to increasing rents.

TABLE 17

MEDIAN RENT

	1970 i	1960 ii	1960 iii*
San Francisco	$135	$73	$88
South Bayshore	89	51	61

i = 1970 expressed in "1970 dollars."
ii = 1960 expressed in "1960 dollars."
iii = 1960 expressed in "1970 dollars."

*Dollar equivalent calculations based on Department of Labor, Bureau of Labor Statistics, The Consumer Price Index.

Source: 1960 and 1970 United States Census.

TABLE 18

SOUTH BAYSHORE
PERCENT OF HOUSING UNITS BY GROSS RENT* 1960-70

Census Tracts	Total Units Rented	No Cash Rent	$39 or Less	$40-59	$60-79	$80-99	$100-149	$150 and Over
		%	%	%	%	%	%	%
1970								
San Francisco	197,417	3	1	6	8	10	34	38
South Bayshore	4,485	6	-	21	23	13	22	15
Tract L4--Bayview West	1,008	1	-	5	9	14	37	34
Tract L5A--Bayview East	2,781	10	-	29	28	12	15	7
Tract L5B--Bayview South	696	-	-	10	23	15	33	19
1960								
San Francisco	189,834	2	13	19	27	20	16	5
South Bayshore	5,605	1	5	57	23	9	4	-
Tract L4--Bayview West	1,019	3	3	29	28	23	14	-
Tract L5A--Bayview East	3,974	1	5	62	22	6	2	-
Tract L5B--Bayview South	612	-	6	66	15	10	2	1

*Contract rent plus average cost electricity, gas and water.

Source: 1960 and 1970 United States Census

Overcrowding

Most of the housing units in South Bayshore had less than one person per room. In 1970, South Bayshore recorded 82 percent, or 7,050 of the total 8,601 housing units as having one or less person per room. There were only 13 percent of the total units with 1.01 to 1.50 persons per room, and 5 percent of the total units with 1.51 or more persons per room. San Francisco had 93 percent of all housing units with less than one person per room, 4 percent with 1.01 to 1.50 persons per room, and 3 percent of units with 1.51 or more persons per room.

Contrary to what might be expected considering the housing lost during the decade in South Bayshore, the amount of overcrowding, defined as 1.01 or more persons per room, declined by 34 percent.

Housing Unit by Size

In 1970, San Francisco had a total of 58 percent of its housing units with 3-5 rooms per structure and a mode* of 5 rooms per housing unit. At the same time, South Bayshore had a total of 75 percent of its housing units with 4-6 rooms and a mode of 5 rooms per housing unit. In South Bayshore, the greatest decline was in four-room housing units, 12 percent. In comparison, San Francisco recorded its greatest decline, 18 percent, in one-room structures.

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*The mode of a set of numbers is that value which occurs with the greatest frequency, i.e., it is the most common value.

TABLE 19

SOUTH BAYSHORE
ROOMS PER UNIT BY PERCENT 1960-1970

	All Year-round Housing Units	1 Rm per Unit	2 Rms per Unit	3 Rms per Unit	4 Rms per Unit	5 Rms per Unit	6 Rms per Unit	7 Rms per Unit	8 Rms or More per Unit
	#	%	%	%	%	%	%	%	%
1970									
San Francisco	310,364	11	12	18	18	22	12	4	3
South Bayshore	8,970	-	4	13	27	34	14	5	2
Tract L4--Bayview West	3,177	-	3	9	22	41	15	5	3
Tract L5A--Bayview East	4,298	-	4	17	30	29	12	4	2
Tract L5B--Bayview South	1,495	-	4	10	27	33	16	7	1
1960									
San Francisco	310,559	14	13	16	17	22	12	4	2
South Bayshore	10,224	-	3	15	32	34	11	4	1
Tract L4--Bayview West	3,175	-	2	9	21	46	16	4	2
Tract L5A--Bayview East	5,625	-	3	18	39	26	9	3	1
Tract L5B--Bayview South	1,424	-	4	13	3	36	12	5	2

Source: 1960 and 1970 United States Census

TABLE 20

SOUTH BAYSHORE
PERCENT OF UNITS BY NUMBER
OF PERSONS PER ROOM - 1960-1970

	Total Occupied Housing Units	1.00 or less Persons per Rm.	1.01-1.50 Persons Per Rm.	1.51 or More Persons Per Rm.
1970		%	%	%
San Francisco	295,174	93	4	3
South Bayshore	8,601	82	13	5
Tract L4--Bayview West	3,078	88	8	3
Tract L5A--Bayview East	4,082	77	16	7
Tract L5B--Bayview South	1,441	81	14	5
1960			1.01 or More Persons/Rm.	
San Francisco	291,975	93	7	
South Bayshore	9,864	76	24	
Tract L4--Bayview West	3,120	88	13	
Tract L5A--Bayview East	5,357	68	32	
Tract L5B--Bayview South	1,387	82	19	

Source: 1960 and 1970 United States Census.

TABLE 21

MEDIAN NUMBER OF ROOMS

	1970	1960
San Francisco	4.0	4.0
South Bayshore	4.6	4.5

Source: 1960 and 1970 United States Census.

Conclusions

Thus, we can see that in the past twenty years, the South Bayshore has lost population and housing units, a situation which can be expected to stabilize once the Hunters Point Ridge Redevelopment Project is completed. In the past decade, the community has become predominately black, particularly east of Third Street. It has become a young population compared with San Francisco overall. Incomes and educational attainment have risen over the decade. Unemployment has become an even more severe problem, with a 13 percent male unemployment rate east of Third Street. Analysis of the data indicates the need for the continuation of programs to deal with the specific needs of the South Bayshore community.

This report represents an ongoing commitment of the Department of City Planning which began five years ago when the Department began development of a plan for the Bayview-Hunters Point community. The plan that ultimately evolved was adopted by the City Planning Commission as part of the City's Master Plan in February, 1970, and is now in its implementation stage. Among its more important considerations, the plan called for new neighborhoods and the upgrading of existing ones; new industry to alleviate unemployment; and a new shoreline park, including a marina and commercial recreation. The City Planning Department has sought to coordinate its efforts with those of other governmental agencies in implementing the goals of the South Bayshore Plan. This summary and analysis of population and housing

characteristics of the South Bayshore should provide community persons as well as elected and appointed officials with basic information for making rational decisions in the planning process, in policy formation, and in developing programs for the South Bayshore community.

CITY AND COUNTY OF SAN FRANCISCO

JOSEPH L. ALIOTO, MAYOR

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